



Department of
State Development,
Tourism and Innovation

Our ref: DEV2010/106/25

12 August 2020

Arden Property Group Pty Ltd
c/- Urbis
Att: Mr Michael Cattoni
Level 32, 300 George Street
Brisbane City Qld 4000

Email: mcattoni@urbis.com.au

Dear Michael

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (256 DWELLING UNITS) AND SHOP (409.8M2) AT 37 MAYNE ROAD, BOWEN HILLS DESCRIBED AS LOT 1 ON RP 110079

On 12 August 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Julie-Anne Dawson on 3452 6830 or at julie-anne.dawson@dadmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	37 Mayne Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP110079
PDA development application details		
DEV reference number	DEV2010/106/25	
'Properly made' date	14 May 2020	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Multiple Residential (256 Dwelling Units) and Shop (409.8m ²)	

PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> • 9 approved plans have changed; • 1 additional approved plan; and • 3 conditions have changed as a result of a change in plan numbers. <p>Changes include:</p> <ul style="list-style-type: none"> • Reconfiguring bike storage area resulting in reduction of bike spaces from 295 to 294; • Relocation of workshop and grease trap to basement; • Lobby area reconfigured to improve layout for fire; • Substation rotated to meet Energex specifications; • Hydrant booster relocated; • Storage cages added; • Reduction in pool depth and reconfigure BBQ area to accommodate ramps; • Removal of roof opening and replacement with translucent sheeting; and • Amended fit-out of rooftop recreation area.
Original Decision date	10 June 2011
1 st change to approval date	4 June 2014
2 nd change to approval date	15 July 2014
3 rd change to approval date	22 January 2015
4 th change to approval date	10 August 2018
5 th change to approval date	12 August 2020
Currency period	9 years from the Original Decision date (plus the extension to currency period notice issued by the Delegate for the MEDQ on 26 February 2018)

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Basement CP01	A1-200, Issue 8	10.02.20
2.	Ground 00 Visitors	A1-201, Issue 8	07.08.19
3.	Level 01 CP02	A1-202, Issue 9	07.08.19
4.	Level 02 CP03	A1-203, Issue 10	10.02.20
5.	Level 03 CP04	A1-204, Issue 11	07.08.19
6.	Level 04 CP05	A1-205, Issue 11	07.08.19
7.	Level 05 Podium	A1-206, Issue 13	14.02.20

8.	Level 26	A1-227, Issue 8	03.02.20
9.	Ground Floor Plan	A1100, Issue 2	26.07.19
10.	Landscape Plan	LP01 Rev 2	14.04.2020
Plans and documents previously approved and still current		Number	Date
11.	Site Plan	A1-100, Issue D	15.04.14
12.	Levels 06-24	A1-207, Issue N	01.05.14, Amended in Red 30.05.2014
13.	Level 25	A1-226, Issue I	01.05.14
14.	Level 27	A1-228, Issue I	01.05.14
15.	Development Summary	A1-600, Issue F	01.05.14, Amended in Red 15.07.2014
16.	Level 3 CP04, Level 04 CP05 (sim) – Area	A1-605, Issue E	04.06.14
17.	Level 05 Podium – Area	A1-607, Issue G	04.06.14
18.	Level 06- Level 25 (incl.) – Area	A1-608, Issue I	17.04.14
19.	Level 26 – Area	A1-628, Issue G	04.06.14
20.	Level 27 – Area	A1-629, Issue G	15.05.14
21.	Roof Level	A1-229, Issue F	01.05.14
22.	North Elevation	A2-100, Issue G	01.05.14
23.	South Elevation	A2-101, Issue J	15.05.14
24.	East Elevation	A2-102, Issue G	01.05.14
25.	West Elevation	A2-103, Issue I	15.05.14
26.	Coloured North Elevation	A2-200, Issue E	01.05.14
27.	Coloured South Elevation	A2-201, Issue G	15.05.14
28.	Coloured East Elevation	A2-202, Issue E	01.05.14
29.	Coloured West Elevation	A2-203, Issue F	15.05.14
30.	Podium Elevations	A2-250, Issue A	15.05.14
31.	Section 01A / Section 02A	A3-100, Issue E	01.05.14
32.	Section 03A / Section 04A	A3-101, Issue E	01.05.14
33.	Unit Type 1B – Adaptable	A1-325, Issue A	10.04.14
34.	Ground level landscape plan, prepared by Lat 27	Revision E	07 May 2014
35.	Podium level landscape plan, prepared by Lat 27	Revision E	07 May 2014
36.	Level 27 landscape plan, prepared by Lat 27	Revision E	07 May 2014
37.	Sections A-A, B-B, C-C, prepared by Lat 27	Revision E	07 May 2014

38.	Sections D-D, E-E, prepared by Lat 27	Revision E	07 May 2014
39.	Site Based Stormwater Management Plan and Site Services Report Assessment, prepared by Robert Bird Group	IM: RM LTR/C 14133C	14 March 2014
40.	Environmental Noise Assessment Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills, prepared by TTM Acoustics	14BRA0058 R01_A	14 March 2014
41.	Traffic Engineering Assessment of Amended Development Scheme, prepared by TTM	14BRT0127let-140408	8 April 2014
42.	Sustainability Report – 37 Mayne Road, Bowen Hills, Prepared by Floth Sustainable Building Consultants	14088 Issue C	1st April 2014
43.	Site Services Report for Proposed Mixed Use Development at 37 Mayne Road, Bowen Hills, Prepared by Robert Bird Group	10801C, Rev A	15th December 2010
44.	Site Based Stormwater Management Plan for Proposed Mixed Use Development at 37 Mayne Road, Bowen Hills, Prepared by Robert Bird Group	10801C, Rev A	15th December 2010
45.	Integrated Water Management Plan – Proposed Residential Development, 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants	10864, Issue P2	15th December 2010
46.	Traffic Engineering Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills, Prepared by TTM	27073 Trep1	17th December 2010

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance Assessment Process

Where a PDA development condition requires Compliance Assessment to be undertaken by the Minister for Economic Development Queensland (MEDQ) the following provisions apply:

- a) Notwithstanding the timing specified in a PDA development condition, if Compliance Assessment is required for a matter, Compliance Approval must be obtained prior to any work commencing for, or in relation to, the matter.
- b) The Compliance Assessment Process must be repeated and a further Compliance Approval must be obtained from the MEDQ where a different design or solution, to that already approved, is sought.

Compliance Assessment Process

- c) The process and timeframes that apply to Compliance Assessment are as follows:
- i. Compliance Assessment commences on the day after the applicant takes the following steps:
 1. submits to the MEDQ a duly completed Compliance Assessment Form;
 2. submits to the MEDQ the documents, plans and supporting information required under paragraph (c)(i); and
 3. pays to Economic Development Queensland (EDQ):
 - the relevant fee for Compliance Assessment set out in EDQ's development assessment fees and charges schedule (as amended from time to time); and
 - if requested by EDQ, any specialist consultant costs (e.g. an acoustic consultant, hydraulics engineer or architect) which will be charged on a 100% cost recovery basis.
 - ii. **within 20 business days after Compliance Assessment commences**, the MEDQ will assess the documents, plans and supporting information and:
 1. if satisfied with the material as submitted – approve the documents, plans and supporting information and the PDA development condition (or the relevant element of the PDA development condition) is determined to have been met; or
 2. if not satisfied with the material as submitted – notify the applicant in writing accordingly. This notification may also include a request for further information required by the MEDQ to complete its assessment.
 - iii. if the applicant is notified under paragraph (c)(iii)(2) above that the MEDQ is not satisfied that compliance has been achieved, revised documents, plans and supporting information, and any further information requested by the MEDQ must be submitted to the MEDQ **within 20 business days** after the date on which the applicant receives the notice, or such further period as may be agreed to in writing by the MEDQ.
 - iv. **within 20 business days after the date that the MEDQ receives the revised documents, plans and supporting information and any further information requested under paragraph (c)(iv) above**, the MEDQ will assess the revised material received and:
 1. if satisfied with the material submitted – approve the revised documents plans and supporting information and the PDA development condition (or the relevant element of the PDA development condition) is determined to have been met; or
 2. if not satisfied with the material as submitted – notify the applicant in writing accordingly.
 - v. if the applicant is notified under paragraph (c)(v)(2) above that the MEDQ is still not satisfied that compliance has been achieved, the applicant must repeat the steps set out in paragraphs (c)(iv) and (v) above until compliance has been achieved.
 - vi. If either party is not satisfied by the outcome of the process set out in paragraph (c) above, that party may request the other party to enter into a mediation process with a single, independent, suitably qualified and experienced mediator agreed to by both parties. If a mediation process is entered into by both parties, the costs of the mediator will be shared equally by both parties.
 - vii. Notwithstanding any provision or PDA development condition to the contrary, a PDA development condition (or the relevant element of the PDA development condition) that

Compliance Assessment Process

requires Compliance Assessment is determined to have been met only when MEDQ approves the relevant documents, plans and supporting information referred to in the PDA development condition (or the relevant element of the PDA development condition).

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

Advice note is identified by the title 'Advice note' and means a note that is provided to assist in the interpretation of a condition.

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

Certification Procedures Manual (CPM) means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).

Compliance Approval means a written notice issued by the MEDQ, or delegate, following completion of the Compliance Assessment Process, where it is confirmed that the submitted plans, documents and supporting information achieve compliance with the relevant PDA development condition(s) or the relevant element of the PDA development condition(s).

Compliance Assessment means the process undertaken by the MEDQ, or delegate, to decide whether the submitted plans or documents adequately achieve compliance with the relevant PDA development condition(s).

Compliance Assessment Process means the process for Compliance Assessment set out in this PDA decision notice.

Contaminated land register (CLR) stands for Contaminated Land Register and has the meaning given in the *Environmental Protection Act 1994*.

Council means Brisbane City Council.

DES means the Department of Environment and Science.

DSDTI stands for The Department of State Development, Manufacturing, Tourism and Innovation or any other department administering the *Economic Development Act 2012*.

EDQ means Economic Development Queensland, Development Assessment, DSDTI, or as otherwise named.

Environmental Management Register (EMR) stands for the Environmental Management Register and has the meaning given in the *Environmental Protection Act 1994*.

MEDQ means The Minister of Economic Development Queensland established under the *Economic Development Act 2012*, or the relevant delegate of the MEDQ under a current instrument of delegation or sub-delegation.

Out-of-Hours means carrying out Works outside of the ordinary construction hours of Monday to Saturday 6:30am to 6:30pm, excluding public holidays.

PDA means priority development area.

QUU means Queensland Urban Utilities

RPEQ means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	<p>Carry out the Approved Development</p> <p>Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).</p>	Prior to commencement of use and to be maintained
2.	<p>Certification of Operational Works</p> <p>All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p> <p>The requirements of the <i>Certification Procedures Manual</i> apply to the works required by the following conditions:</p> <ul style="list-style-type: none"> • Condition 12: Compliance Assessment – Edgar Street Extension; • Condition 14: Filling and Excavation; • Condition 18: Construct Footpath; and • Condition 30: Compliance Assessment – Streetscape Works. 	As required by the <i>Certification Procedures Manual</i>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p>	To be maintained
4.	<p>Community Management Statement</p> <p>Any Community Management Statement for the site is to contain the following requirements:</p> <p>a) The driveway, including any associated landscaping, visitor parking spaces, disabled parking space and vehicle turning areas as shown on the approved plans of layout shall form part of the common property and</p>	Prior to commencement of use and to be maintained

No.	Condition	Timing
	<p>shall not be designated for the exclusive use of any unit. The visitor parking spaces are to remain available for use by all bona-fide visitors, guests or invitees of the site's tenants.</p> <p>b) Provision on site for 13 visitor parking spaces (including 1 PWD space) to remain common property and shall not be included within an exclusive use area.</p> <p>c) Edgar Street entrance security shutter is to remain open to allow for visitor carparking between 6am and 10pm daily.</p> <p>d) Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:</p> <ul style="list-style-type: none"> • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. <p>e) Maintain a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.</p> <p>f) A statement disclosing to purchasers that the site is located in proximity to the RNA Showgrounds and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas.</p> <p>g) A statement disclosing to purchasers the potential noise impacts as a result of existing and future over-flight aircraft in the Bowen Hills Region and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas.</p>	
5.	<p>Compliance Assessment – Interface Sections Level 05 Podium</p> <p>Submit to EDQ Development Assessment, DSDTI, for compliance assessment, sections illustrating the interface between Units 503-505 and the common recreation area on Level 05 Podium. These sections are to demonstrate that overlooking from the recreation area into private spaces is minimised through vegetation or fencing.</p>	Prior to approval for building works

<p>6.</p>	<p>Balcony Design</p> <p>a) All balconies are to be constructed in accordance with the following stamped approved drawings:</p> <ul style="list-style-type: none"> • Level 03 CP04 – Area, A1-204, Issue 11, dated 07.08.19 • Level 05 Podium – Area, A1-206, Issue 13, dated 14.02.20 • Level 06-25 – Area, A1-608, Issue F, dated 17.04.14 • Level 26 – Area, A1-227, Issue 8, dated 03.02.20 and • Level 27 – Area, A1-629, Issue E, dated 15.05.14 <p>b) All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures.</p>	<p>a) Prior to commencement of use</p> <p>b) At all times</p>
<p>7.</p>	<p>Screening Requirements</p> <p>Provide screening generally in accordance with the stamped approved plans. Where any windows of habitable rooms of the proposed dwelling(s) are (within 2 metres at ground floor level or 9 metres above ground floor level) adjoining neighbouring dwelling(s) windows of habitable rooms, provide suitable screening generally in accordance with the following:</p> <ul style="list-style-type: none"> • Fixed opaque glazing in any part of the window below 1.5m above floor level; or • Fixed external screens; or • Sill heights of 1.5m above floor level; or • Fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level). 	<p>Prior to commencement of use</p>
<p>8.</p>	<p>Screening to External Air Conditioning units and/or Other Mechanical Plant</p> <p>Provide screening for any externally mounted air conditioning or mechanical plant installations generally in accordance with the following requirements:</p> <p>a) No unscreened installations on the proposed development are to be visible from the surrounding sites.</p> <p>b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.</p> <p>c) The screening structures must be constructed from materials that are consistent with materials used</p>	<p>Prior to commencement of use</p>

	elsewhere on the facade of the building.	
9.	<p>Submit External Details – Compliance Assessment</p> <p>Submit to EDQ Development Assessment, DSSTI for compliance assessment, further details of the building, facade treatment and external materials, screening, colours and finishes generally consistent with the approved plans.</p>	Prior to commencement of building works
Engineering		
10.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSSTI a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and iv. site constraints, including the preparation of an Environment Management Plan as proposed in approved Sustainability Report – 37 Mayne Road, Bowen Hills, Prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014 <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
11.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSSTI a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery; iii. risk identification, assessment and identification of 	a) Prior to commencement of site works

	<p>mitigation measures;</p> <p>iv. ongoing monitoring, management review and certified updates (as required); and</p> <p>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</p> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>b) At all times during construction</p>
<p>12.</p>	<p>Compliance Assessment – Edgar Street Extension</p> <p>a) Obtain from EDQ Development Assessment, DSSTI written advice confirming the design treatment for the Edgar Street extension, from Hazelmount Street to Mayne Road, to be one-way towards Mayne Road, within an 8m wide road reserve, operating as left out only onto Mayne Road, with either:</p> <p>i. a standardised street treatment, generally in accordance with the relevant aspects of Council's Schedule 6 Planning Scheme Policy <i>SC6.16 Infrastructure design planning scheme policy</i>; or</p> <p>ii. a shared zone, generally in accordance with the relevant aspects of the New South Wales (NSW) Government, Transport for NSW <i>Safer Speeds – Policy & guidelines, Shared Zones</i>, dated July 2012 (as amended from time to time), and Council's Schedule 6 Planning Scheme Policy <i>SC6.16 Infrastructure design planning scheme policy</i> (as it applies to a shared zone).</p> <p>b) Submit to EDQ Development Assessment, DSSTI, for compliance assessment, preliminary concept design plans for the Edgar Street extension, in compliance with the design treatment confirmed under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSSTI detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the Edgar Street extension, generally in accordance with the endorsed plans required by part b) of this condition.</p> <p>d) Construct the Edgar Street extension generally in accordance with the certified plans required by part c) of this condition.</p> <p>e) Submit to EDQ Development Assessment, DSSTI as-constructed plans asset register and test results, certified by a RPEQ, in a format acceptable to Council of the road works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of roadworks</p> <p>b) Prior to commencement of roadworks</p> <p>c) Prior to commencement of roadworks</p> <p>d) Prior to commencement of use</p> <p>e) Prior to commencement of use</p>

13.	<p>Dedicate as Road</p> <p>Provide evidence to the MEDQ of the dedication as Road, of that part of Edgar Street between Mayne Road and Hazelmount Street, in accordance with the engineering plans certified under condition 12, titled Compliance Assessment – Edgar Street Extension.</p>	Prior to commencement of use
14.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSSTI an earthworks plan and cross sections, certified by an RPEQ-Civil, generally in accordance with Council's Planning Scheme Codes.</p> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSSTI certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
15.	<p>Vehicle Access</p> <p>Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.</p>	Prior to commencement of use and to be maintained
16.	<p>Car Parking</p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) All PWD spaces not associated with a residential use are required to be available at all times to bona fide visitors to the approved development.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) As indicated</p>
17.	<p>Bicycle Parking</p> <p>a) Provide bicycle parking facilities delineated and signed generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ Development Assessment, DSSTI written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>

<p>18.</p>	<p>Construct Footpath</p> <p>a) Submit to EDQ Development Assessment, DSSTI engineering design/construction drawings, certified by a RPEQ, showing the design of the footpaths to Mayne Road, Hazelmount Street and the newly formed Edgar Street extension generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i> including any signs and traffic safety signs, markings and devices.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSSTI 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council for all footpath works constructed in accordance with this condition.</p>	<p>a) Prior to approval for building works</p> <p>b) Prior to commencement of use and to be maintained</p> <p>c) Prior to commencement of use</p>
<p>19.</p>	<p>Water connection</p> <p>Connect the development to the existing water reticulation network in accordance with Queensland Urban Utilities' current adopted standards.</p>	<p>Prior to commencement of use</p>
<p>20.</p>	<p>Sewer connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Queensland Urban Utilities' current adopted standards.</p>	<p>Prior to commencement of use</p>
<p>21.</p>	<p>Stormwater connection</p> <p>Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	<p>Prior to commencement of use</p>
<p>22.</p>	<p>Stormwater quality</p> <p>a) Submit to EDQ Development Assessment, DSSTI detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved documents;</p> <ul style="list-style-type: none"> iii. Site based Stormwater Management Plan for Proposed Mixed Use Development at 37 Mayne Road Bowen Hills, prepared by Robert Bird Group, 10801C Rev A, dated 15th December 2010; iv. Site Based Stormwater Management Plan and Site 	<p>a) Prior to commencement of works</p>

	<p>Services Report Assessment, prepared by Robert Bird Group, IM: RM LTR/C 14133C, dated 14 March 2014; and</p> <p>v. Sustainability Report – 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
23.	<p>Integrated Water Management Plan</p> <p>Submit to EDQ Development Assessment, DS DTI written confirmation from an RPEQ, that the measures outlined in the approved Sustainability Report – 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014, have been implemented in the design and the construction of the project.</p>	<p>Prior to the commencement of use</p>
24.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use and to be maintained</p>
25.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DS DTI either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</p>	<p>Prior to commencement of site works</p>
26.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DS DTI documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	<p>Prior to commencement of site works</p>
27.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DS DTI a written agreement from an authorised telecommunications service</p>	<p>Prior to commencement of site works</p>

	<p>provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	
28.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	<p>Prior to commencement of use</p>
Landscape and Environment		
29.	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DS DTI detailed landscape plans, certified by an AILA registered Landscape Architect, for improvement works within the proposed development generally in accordance with the following plans:</p> <ul style="list-style-type: none"> i. Ground level landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014; ii. Level 05 podium level landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014; iii. Level 27 landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014; iv. Landscape Plan, LP01 Rev 2, dated 14 April 2020 v. Sections A-A, B-B, C-C, prepared by Lat 27, Revision E, dated 07 May 2014; and vi. Sections D-D, E-E, prepared by Lat 27, Revision E, dated 07 May 2014. <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use and to be maintained</p>
30.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DS DTI for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the following plans/ documents:</p> <ul style="list-style-type: none"> i. Ground 00 Visitors, A1-201, Issue 8, dated 07.08.19; and ii. Ground level landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014. 	<p>a) Prior to commencement of site works</p>

	<p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
31.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p>
32.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDTI an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ol style="list-style-type: none"> i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction for each</p>

		stage
33.	Refuse Collection Submit to EDQ Development Assessment, DSDTI refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
34.	Food Outlet Refuse Bin Washing Facility If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained
35.	Acoustic treatments Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document: i. Environmental Noise Assessment Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills, prepared by TTM Acoustics, 14BRA0058 R01_A, dated 14 March 2014.	Prior to commencement of use
36.	Approval of ‘As Constructed’ Sustainable Design a) Ensure the development achieves an average NatHERS rating of 5 stars is achieved for all apartments. b) Submit to DSDIP EDQ Development Assessment written confirmation from a suitably qualified sustainability professional certifying that the development has been constructed to meet the objectives and recommendations as outlined in the approved Sustainability Report, prepared by <i>Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014.</i>	a) Prior to commencement of building works b) Prior to commencement of use
Surveying, land transfers and easements		
37.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

Affordable and Accessible Housing		
38.	Affordable Housing Submit to EDQ Development Assessment, DSSTI evidence that the approved development delivers 54 affordable units in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing</i> .	Prior to commencement of use
39.	Approval of 'As Constructed' Adaptable Unit Design Submit written confirmation to EDQ Development Assessment, DSSTI that the development delivers 46 adaptable units generally in accordance with approved plan Unit Type 1B – Adaptable, A1-325, Issue A, dated 10.04.14.	Prior to commencement of use
Infrastructure Charges		
40.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), indexed to the date of payment.	In accordance with the IFF

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****